

**Item #30****ZONING CASE Z-2023-10700343 (Council District 1):** 12/19/2023

A request for a change in zoning from “C-2 AHOD” Commercial Airport Hazard Overlay District to “IDZ-3 AHOD” High Intensity Infill Development Zone Airport Hazard Overlay District with uses permitted for 350 dwelling units, “C-2” Commercial District uses, Bar and/or Tavern, Microbrewery, Extended Stay Hotel/Motel, Fitness Center with Outdoor Uses Permitted, Bowling Alley, Convenience Store with carwash, Party House, Reception Hall, Meeting Facility, Office Warehouse with Flex Space, Billiard/Pool Hall (alcohol included), Montessori school, Urgent Care, Emergency Hospital, and Social Club on Lots 8-10, Lot 15, and 0.385 acres out of Lot 7, Block 1, NCB 12184, located at 7159 San Pedro Avenue. Staff recommends Approval, pending Plan Amendment. (Associated Plan Amendment Case PA-2023-11600086) (Forrest Wilson, Principal Planner, 210-207-0157, [forrest.wilson@sanantonio.gov](mailto:forrest.wilson@sanantonio.gov), Development Services Department)

Staff stated 15 notices were mailed to property owners, 0 returned in favor; 0 returned in opposition; Shearer Hill/Ridgeview Historical Neighborhood Association is in support. Property owners outside 200 feet, 1 returned in favor.

**Public Comment****In person**

- Guy Rubio, is in opposition

**Motion:** Commissioner Watson to approve item as amended w/PA-086

**Second:** Commissioner Barros

**In Favor:** Unanimous

**Opposed:** None

**MOTION PASSES**